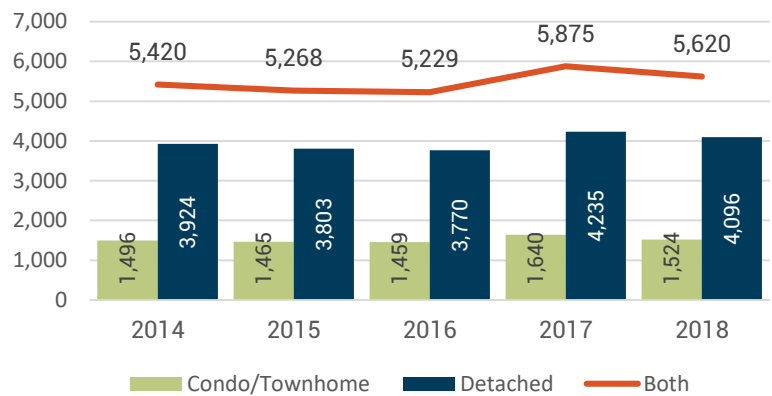


-4% HOME SALES

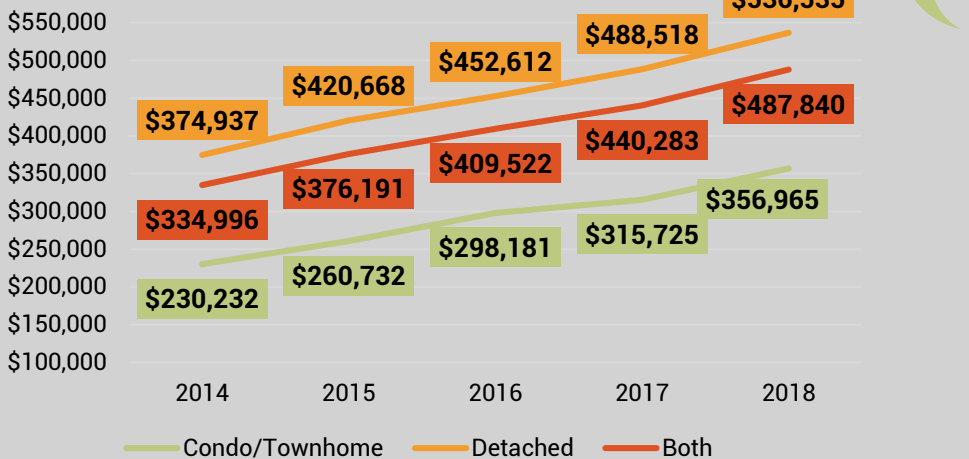
Throughout May, 5,620 homes sold, 4% lower than last year, but up 14% from April. Year to date, sales are just 2% lower than 2017 figures.

In addition to strong home sales, May saw a lift in the number of homes going under contract. Throughout the month, contracts were placed on 6,138 homes, a 5% increase from last month.

Home Sales



Average Sold Prices



PRICES

The average price of a single family home inched up to \$487,480 in May. Year over year home prices are up 11%; however, compared to last month, prices are flat following a significant month-over-month increase that took place in April.

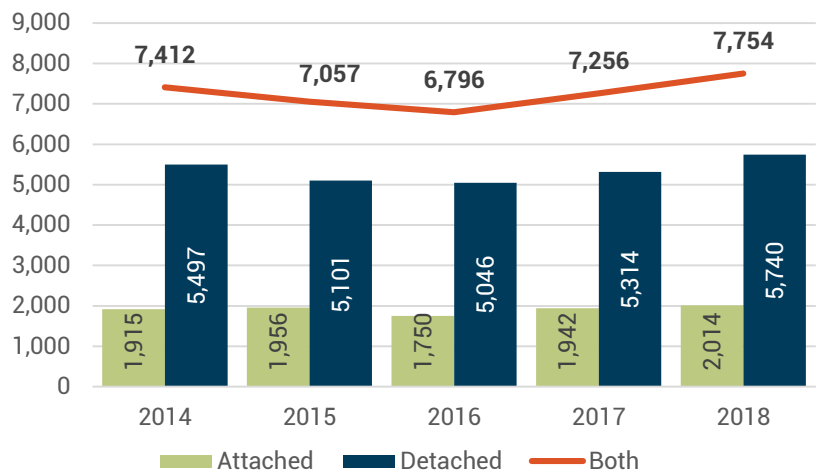
The price of a single-family detached home saw a decrease for the first time this year, down 1% to \$536,535. Prices of condos/townhomes increased 1%, to an average of \$356,965.

+7% NEW LISTINGS

In May, we continued to see a seasonal increase in the number new home listings. Throughout the month, 7,754 new listings hit the market, 7% more than this time last year and 12% more than last month.

Driven by the increase in new home listings, the number of active listings of homes for sale at the end of May reached 6,164, 3% lower than this time last year, but 9% higher than last month.

New Listings



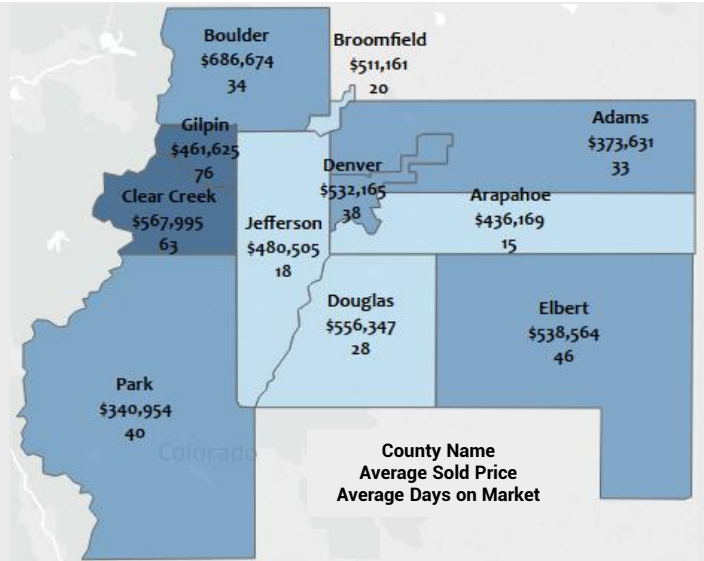


DAYS ON MARKET

The amount of time a home is spending on the market in the greater Denver metro area decreased once again.

In May, homes spent an average of 27 days on the market, 2 days less than this time last year and 1 day less than last month.

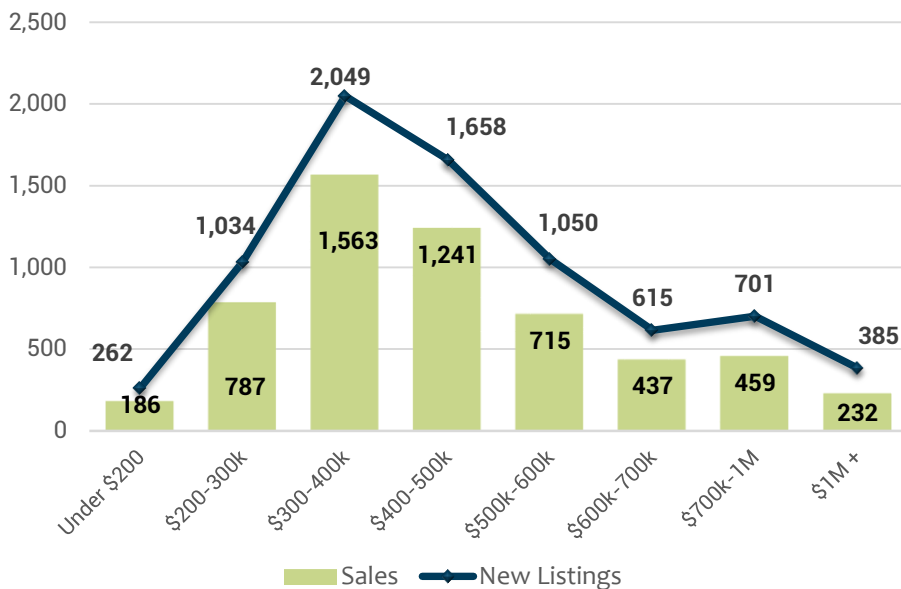
The median number of days a home spent on the market in May was just 5, 1 day less than last year and unchanged from last month.



6,164 Active Listings	\$487,840 Average Sold Price	5,620 Listings Sold	27 Average Days on Market
7,754 New Listings	\$420,000 Median Sold Price	6,138 Listings Under Contract	5 Weeks of Inventory

Greater Denver Metro Market by Price Range

In May, the \$300,000 to \$500,000 price ranges saw the most activity with 50% of all sales and 48% of all new listings. During the month, 72% of new listings that came on the market resulted in a sale, demonstrating continued strong demand. Homes are selling quickly across all price ranges. Half of the homes sold in May were on the market 5 days or less.



Median Days on Market by Price Range	
Under \$200k	5
\$200-300k	5
\$300-400k	5
\$400-500k	6
\$500-600k	7
\$600-700k	7
\$700-1M	8
\$1M+	19